# **\$300,000 - 95 3305 Orchards Link Link, Edmonton**

MLS® #E4430252

### \$300,000

2 Bedroom, 2.50 Bathroom, 1,106 sqft Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this gorgeous townhome in the sought-after community of The Orchards! Enjoy a bright, open-concept main floor with quartz counters, tile backsplash, stainless steel appliances, and updated lighting. A convenient 2-piece bath completes the main level. Upstairs features two large primary bedrooms, each with its own full ensuiteâ€"perfect for comfort and privacy. The double attached garage adds extra convenience, while the low-maintenance lifestyle means more time to enjoy the nearby parks, schools, walking trails, and the exclusive Orchards Club House. Stylish, functional, and move-in readyâ€"this home checks all the boxes!



#### **Essential Information**

MLS® # E4430252 Price \$300,000

Bedrooms 2

Bathrooms 2.50

Full Baths 2

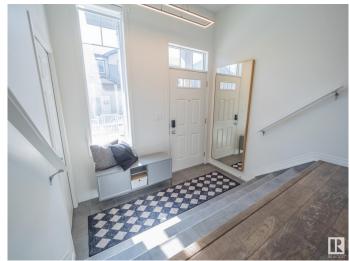
Half Baths 1

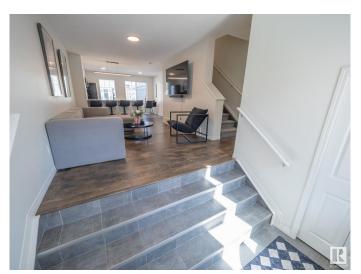
Square Footage 1,106

Acres 0.00

Year Built 2016







Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 95 3305 Orchards Link Link

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2H1

#### **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke, Vinyl Windows

Parking Double Garage Attached, Tandem

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 8

Zoning Zone 53

HOA Fees 450

HOA Fees Freq. Annually

Condo Fee \$212

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 5:02pm MDT